

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6209 ORDINANCE COUNCIL SERIES NO: _____
COUNCIL SPONSOR: LORINO /BRISTER PROVIDED BY: PLANNING DEVELOPMENT
INTRODUCED BY: _____ SECONDED BY: _____
ON THE 11 DAY OF JULY , 2019

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH & SOUTH SIDES OF BREEN ROAD, EAST OF GOTTSCHALK ROAD AND WHICH PROPERTY COMPRISES A TOTAL OF 1.68 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) TO AN A-1 (SUBURBAN DISTRICT) & MHO (MANUFACTURED HOUSING OVERLAY) (WARD 1, DISTRICT 3) (2019-1450-ZC).

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2019-1450-ZC, has recommended to the Council of the Parish of St. Tammany, Louisiana, that the zoning classification of the above referenced area be changed from its present A-1 (Suburban District) to an A-1 (Suburban District) & MHO (Manufactured Housing Overlay) see Exhibit "A" for complete boundaries; and

WHEREAS, the St. Tammany Parish Council has held its public hearing in accordance with law; and

WHEREAS, the St. Tammany Parish Council has found it necessary for the purpose of protecting the public health, safety and general welfare, to designate the above described property as A-1 (Suburban District) & MHO (Manufactured Housing Overlay).

THE PARISH OF ST. TAMMANY HEREBY ORDAINS, in regular session convened that:

SECTION I: The zoning classification of the above described property is hereby changed from its present A-1 (Suburban District) to an A-1 (Suburban District) & MHO (Manufactured Housing Overlay)

SECTION II: The official zoning map of the Parish of St. Tammany shall be and is hereby amended to incorporate the zoning reclassification specified in Section I hereof.

REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given effect without the invalid provision and to this end the provisions of this Ordinance are hereby declared to be severable.EFFECTIVE DATE: This Ordinance shall become effective fifteen (15) days after adoption.

MOVED FOR ADOPTION BY: _____ SECONDED BY: _____

WHEREUPON THIS ORDINANCE WAS SUBMITTED TO A VOTE AND RESULTED IN THE FOLLOWING:

YEAS: _____

NAYS: _____

ABSTAIN: _____

ABSENT: _____

THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE 8 DAY OF AUGUST , 2019 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

MICHAEL R. LORINO, JR. , COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: JUNE 26 , 2019

Published Adoption: _____, 2019

Delivered to Parish President: _____, 2019 at _____

Returned to Council Clerk: _____, 2019 at _____

EXHIBIT "A"

2019-1450-ZC

All that certain piece or parcel of land and its component parts, lying and being located in Section 18, Township 6 South, Range 10 East, Parish of St. Tammany, State of Louisiana, and being more particularly described as follows, to wit:

From the Corner common to Sections 7 and 18, Township 6 South, Range 10 East, St. Tammany Parish and Sections 12 and 13, Township 6 South, Range 10 East, Tangipahoa Parish, proceed South 1333.8 feet along the dividing line Range 9 East and Range 10 East; thence proceed North 89 deg. 52 min East 267.0 feet to the Point of Beginning; from the Point of Beginning proceed North 89 deg. 52 min. East 267 feet; thence proceed South 274.0 feet; thence proceed South 89 deg. 52 min. West 267.0 feet; thence proceed North 274.0 feet back to the Point of Beginning, containing 1.68 acres, all in accordance with a map or plat of survey by Gerald Fussell dated April 14, 1984, revised May 13, 1984, recorded in the official records of St. Tammany Parish, Louisiana at Instrument #879885.

Subject to a servitude for utilities and servitude of passage or right of way as cited and attached to Instrument #879885 as per survey by Gerald Fussell dated April 1, 1984 and revised May 13, 1984.

Case No.: 2019-1450-ZC

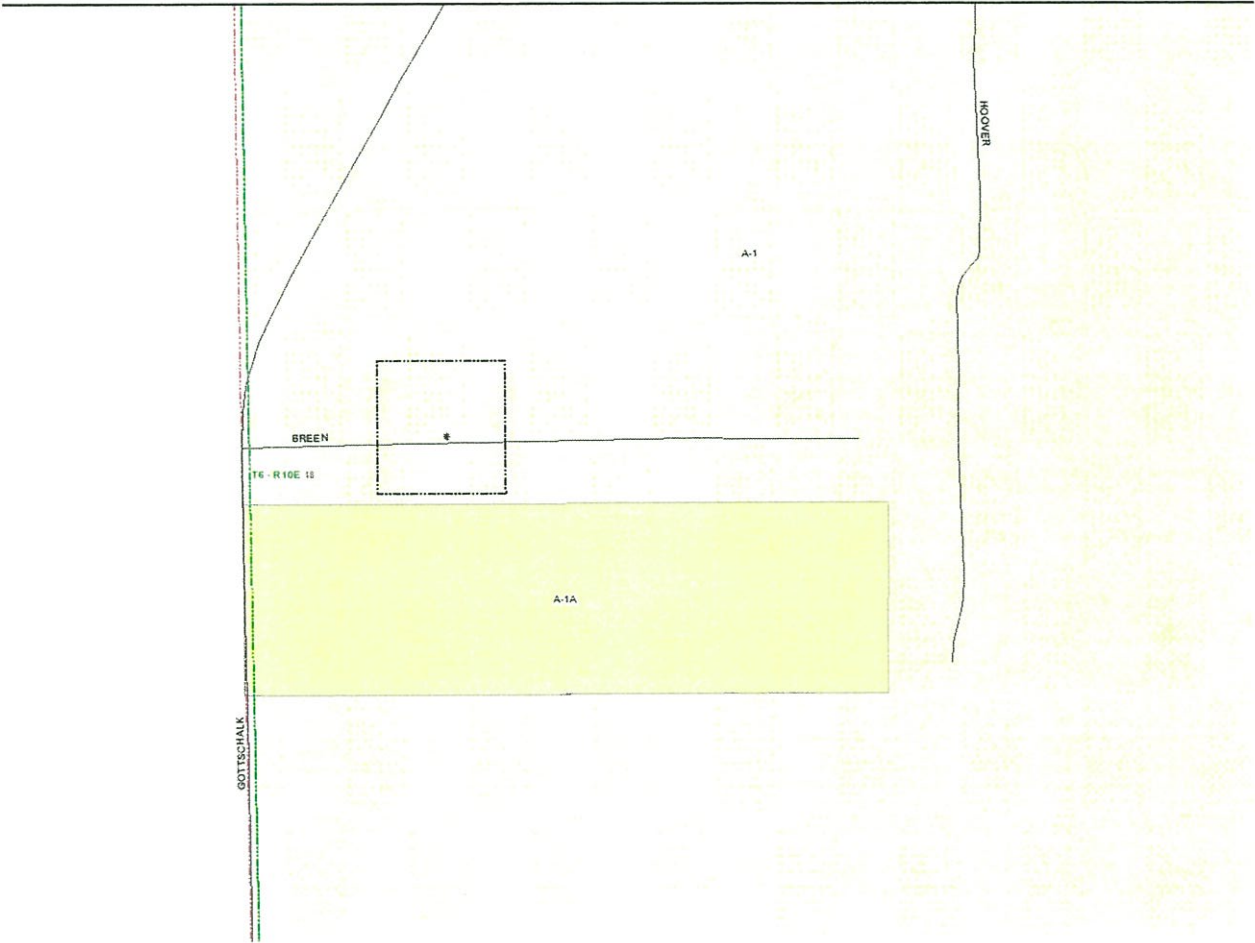
PETITIONER: Jordan Fernandez

OWNER: Jordan Fernandez

REQUESTED CHANGE: From A-1 Suburban District to A-1 Suburban District and MHO Manufactured Home Overlay

LOCATION: Parcel located on north and south sides of Breen Road and east of Gottschalk Road, Covington; Section 18, Township 6S, Range 10E; Ward 1, District 3

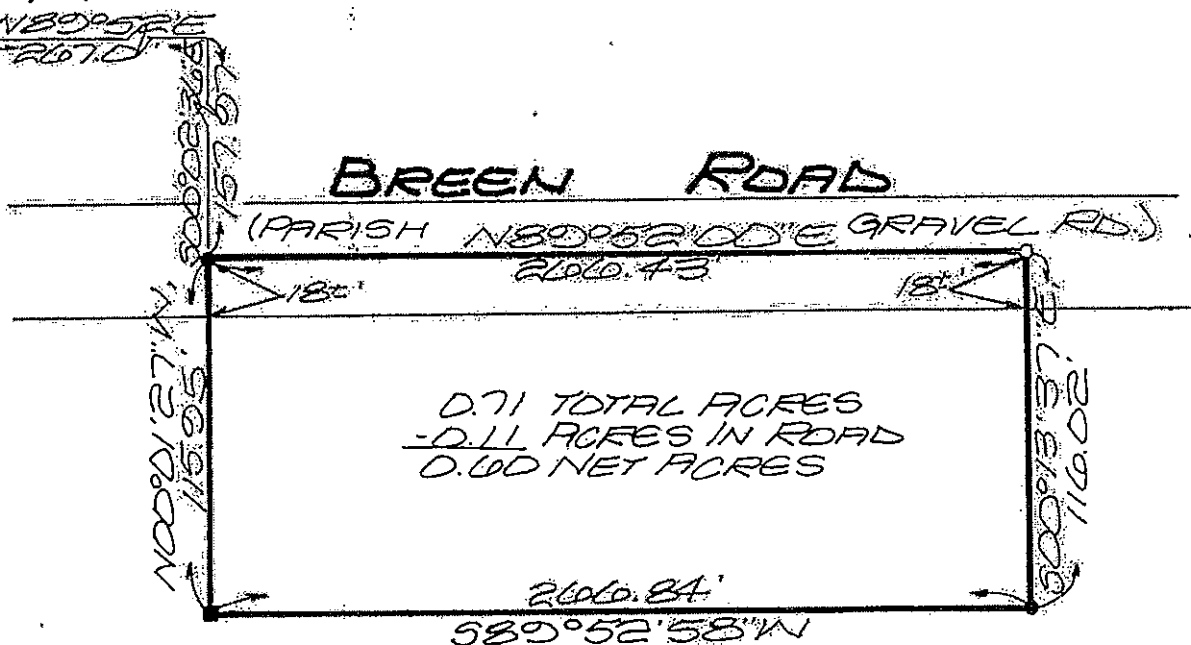
SIZE: 1.68 acres



2019-1450-20

12 7
13 18
TANGIPAHOA
PARISH
RANGE 08 EAST
1333.8'
SOUTH
ST. TAMMANY
PARISH
RANGE 10 EAST

SERVITUDES SHOWN HEREON (IF ANY)
ARE NOT NECESSARILY EXCLUSIVE.
SERVITUDES OF RECORD AS SHOWN ON
TITLE OPINION OR TITLE POLICY WILL BE
ADDED HERETO UPON REQUEST AS
THE UNDERSIGNED HAS PERFORMED
NO ABSTRACT OR TITLE SEARCH. THE
UNDERSIGNED HAS MADE NO ATTEMPT
TO LOCATE ANY BURIED UTILITIES OR
ASSOCIATED PEDESTALS.



THIS PROPERTY IS LOCATED IN
FLOOD ZONE A AS PER FEMA
FIRM COMM. PANEL NO. 22502D5
D1250, MAP REVISED 10-17-1989.

- 3/4" IRON PIPE FD.
- 1/2" REBAR FOUND
- 1/2" REBAR SET

THIS MAP IS IN ACCORDANCE WITH THE
MINIMUM STANDARD DETACHED REQUIRE-
MENTS PURSUANT TO THE ACCURACY
STANDARDS OF A D SURVEY AND THE
APPLICABLE STANDARDS OF PRACTICE
CITED IN LAG 40-01.

MAP PREPARED FOR

LISA M. WIFE OF AND
WALTER A. BROWN

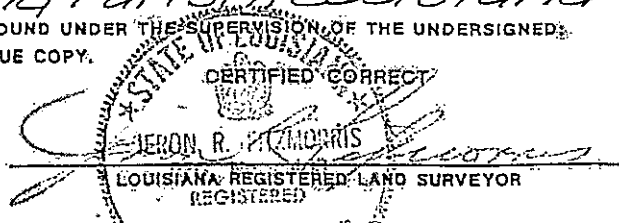
SHOWN A SURVEY MADE OF PROPERTY LOCATED IN

Section 18 Township 6 South,
Range 10 East, St. Tammany Parish, Louisiana

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.
SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY.

LAND SURVEYING Inc.

COVINGTON, LOUISIANA



SCALE: 1"=60'

DATE: MARCH 10, 2003

NUMBER: 10,058

2019-1450-ZC

GOTTSCALK

A-1

BREEN

T6-R10E

19

A-1A

GOTTSCALK

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 5/24/2019
Case No.: 2019-1450-ZC
Posted: 5/17/2019

Meeting Date: 6/4/2019
Determination: Approved

GENERAL INFORMATION

PETITIONER: Jordan Fernandez
OWNER: Jordan Fernandez
REQUESTED CHANGE: From A-1 Suburban District to A-1 Suburban District with a MHO Manufactured Home Overlay
LOCATION: Parcel located on north and south sides of Breen Road and East of Gottschalk Road, Covington; Section 18, Township 6S, Range 10E; Ward 1, District 3
SIZE: 1.68 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish **Road Surface:** 1 lane asphalt **Condition:** Fair

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	A-1 Suburban District
South	Undeveloped	A-1 Suburban District and A-1A Suburban District
East	Residential and Undeveloped	A-1 Suburban District
West	Residential and Undeveloped	A-1 Suburban District

EXISTING LAND USE:

Existing development: No **Multi occupancy development:** No

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-1 Suburban District to A-1 Suburban District with a MHO Manufactured Home Overlay. The site is located on the north and south sides of Breen Road and the east side of Gottschalk Road; Covington. The 2025 future land use plan calls for the area to be developed with residential uses including manufactured homes. Staff does not have any objection to the request.

STAFF RECOMMENDATION:

The staff recommends that the request for a MHO Manufactured Housing Overlay designation be approved.